

City of Conneaut
2017 Comprehensive Plan Update

Advisory Committee Packet of Materials Meeting #2

6/6/17

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Meeting #1 Summary

Advisory Committee's Kick-off Meeting, May 2, 2017

Attendance at Meeting #1

- 27 Advisory Committee members
- Jim Hockaday, City Manager
- Representatives from CT: Kristin Hopkins, David Hartt, Dana Cohen, Jennifer Brown

Summary

During the meeting, members of the Advisory Committee responded to two questions in separate round table discussions:

Round Table Discussion #1 Strengths and Assets:

What do you love about Conneaut? What are the City's assets and strengths?

There was general consensus that Conneaut's number one asset is the lakefront and that Conneaut has potential and should build on strengths.

- Other environmental resources and recreation facilities including:
 - Conneaut Creek/ tributaries, with fishing, canoeing, kayaking
 - Parks (Township Park is a great Tourist Attraction)
 - Green space, such as Metroparks
 - Sand bar
 - Marina
- Tourism- ties into the lakefront/recreational offerings; Has the seeds to be a "theme" location
- Agricultural Community – contributes to the image/reputation of the city as well as tourism
 - Wineries
 - Fresh eggs and corn
- Quality of Life
 - Arts
 - Green space & access to the lake
 - Historical contribution- history and culture lots of pride of place
 - Small town feel with amenities – more personality more likely to know people, can see the stars at night, fresh eggs and corn
 - Sense of community- generational families have lived here
 - Community events (D Day)
 - Fraternal organizations
 - Faith filled- the church denominations work together
 - Good pizza
 - Low cost of living
 - Not too much traffic in town

- Potential for Economic Development
 - Downtown; has potential with increased willingness to invest in the downtown and the will of the public make things better
 - Infrastructure available- intermodal port (water), rail, highway;
 - Built infrastructure with capacity to grow
 - A lot of land (available for investment)
 - Terrific Workforce - low cost of labor, easier to attract business
 - I-90 traffic (30,000 cars/day) = potential customers
- Top notch public services (despite limited resources)
 - Hospital and emergency services (Fire and Paramedics)
 - Schools
 - Water/wastewater
 - New facilities (sports complex)
 - Fiber Optic Network and Technology
 - Full service Council/City manager
- Location qualities that make it a desirable place to live:
 - Along the lake
 - Regional access – one hour from Cleveland or Youngstown & ½ hour from Erie, with access from I-90, Rt 20, Rt 7
 - 4 seasons
 - Dark skies
- Partnerships – strong partnerships already exist (i.e. school district, Board of Tourism, County, neighboring cities and counties, etc.)
- Housing choices – large variety of housing - balance urban, rural and waterfront (cottages)

Round Table Discussion #2 Issues:

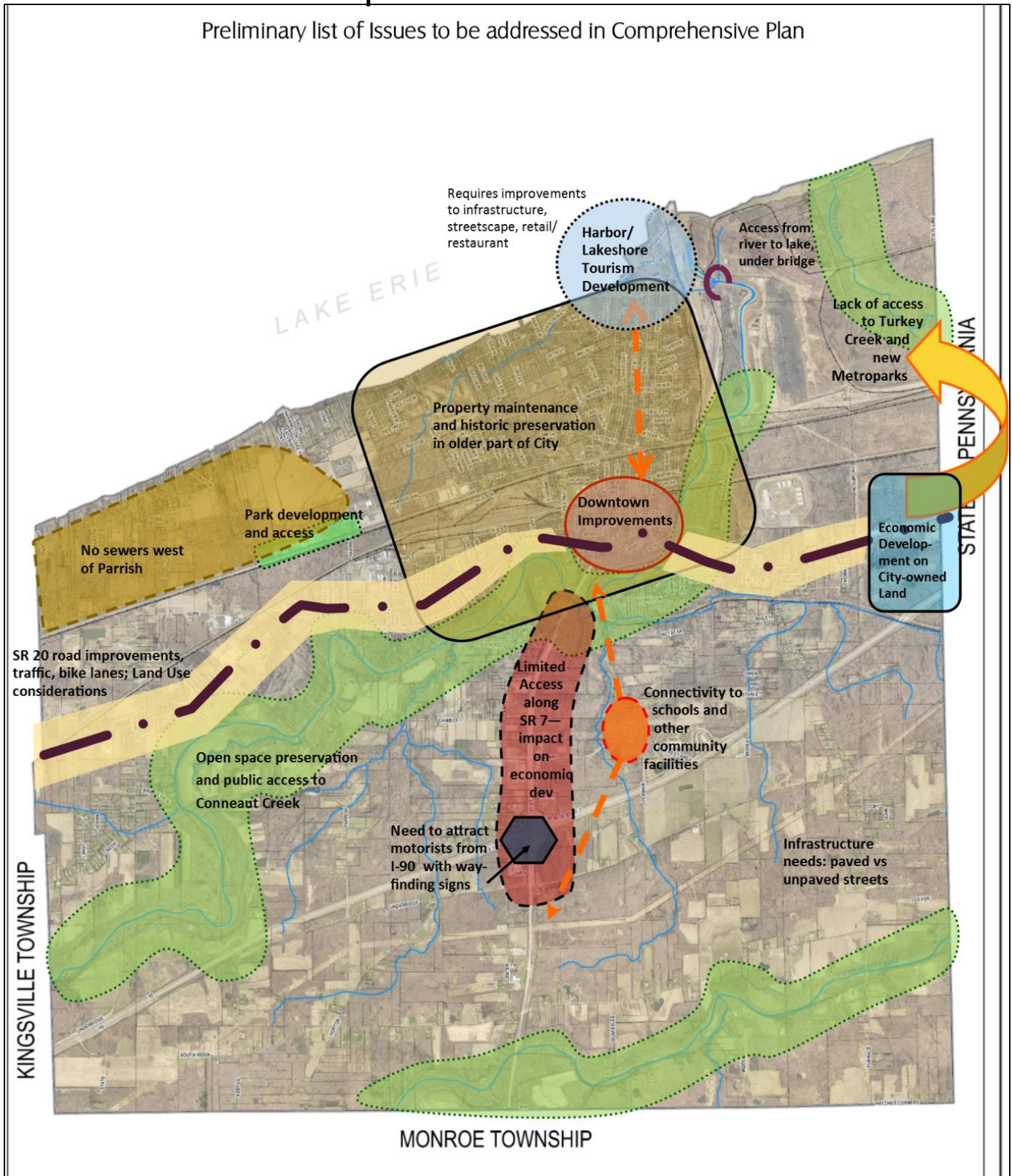
What do you think are the most important land use/development issues to be addressed in the Comprehensive Plan Update?

- Transportation
 - Rt 7 Limited Access highway restrictions hinder development
 - Need better wayfinding/ exposure from Rt7 and I90 to attract people
- Waterfront issues
 - Need to open river access to the lake - eliminate the swing bridge to allow access
 - Foreign owner of the docks- do not want to invest
 - Need more lakefront development for the public – (ie camping, restaurants, etc.)
- Economic Development
 - Limited Locations - Lack of marketable properties
 - Contamination/brownfields
 - Buildings are not “ready to go” all need renovation (absentee landlords)
 - Much of M-1 land owned by railroads
 - Limited Resources (lack of money)
 - Limited commercial banking

- Limited local entrepreneurs
 - Limited workers
 - Need skilled labor
 - Lack of opportunity for adult education
 - Need more places of employment/jobs
 - Image and reputation
 - Clean up facades /property maintenance on the main drags (20/Broad) the city's "front yard"
 - Need to be more business friendly
 - Business attraction – fill vacant retail buildings
 - Rt 20 issues related to rezoning from residential to commercial
- Concern for tourism - It will make money for the City but how does it impact the residents?
 - Lack of tourist accommodations and services (e.g. restaurants)
 - How to best manage vacation rentals
 - Seasonal nature of businesses
- Housing/Neighborhoods
 - Property maintenance is a main concern: lack of owner occupied housing and absentee landlords don't want to invest
 - Vacant properties – need to demolish blighted vacant buildings
- Green space management
 - Facilities and money
 - Better bike paths (constraints with Rt 20)
 - Access to new Metroparks
 - Access to river
- Public Service/Facilities - no city sewer west of Parrish Rd

Revised Issues Map

Preliminary list of Issues to be addressed in Comprehensive Plan



Best Planning Practices Summaries

Smart Growth

SMART GROWTH PRINCIPLES	SMART GROWTH COASTAL AND WATERFRONT ELEMENTS
1. Mix land uses	1. Mix land uses, including water-dependent uses
2. Take advantage of compact building design	2. Take advantage of compact community design that enhances, preserves, and provides access to waterfront resources
3. Create a range of housing opportunities and choices	3. Provide a range of housing opportunities and choices to meet the needs of both seasonal and permanent residents
4. Create walkable communities	4. Create walkable communities with physical and visual access to and along the waterfront for public use
5. Foster distinctive, attractive communities with a strong sense of place	5. Foster distinctive, attractive communities with a strong sense of place that capitalizes on the waterfront's heritage
6. Preserve open space, farmland, natural beauty, and critical environmental areas	6. Preserve open space, farmland, natural beauty, and the critical environmental areas that characterize and support coastal and waterfront communities
7. Strengthen and direct development toward existing communities	7. Strengthen and direct development toward existing communities and encourage waterfront revitalization
8. Provide a variety of transportation options	8. Provide a variety of land- and water-based transportation options
9. Make development decisions predictable, fair, and cost effective	9. Make development decisions predictable, fair, and cost effective through consistent policies and coordinated permitting processes
10. Encourage community and stakeholder collaboration in development decisions	10. Encourage community and stakeholder collaboration in development decisions, ensuring that public interests in and rights of access to the waterfront and coastal waters are upheld

Place Making Fact Sheet

A community centered approach to planning that allows citizens to play a role in the creation and management of public places, voicing their values, concerns and aspirations in order to maximize the shared value of a location, while highlighting key community assets.

Community Involvement:

- Citizens must identify a place's strengths, physically, culturally or otherwise and work to build and support these positive aspects of their community
- This collaborative approach builds social connections while also enhancing community through improving physical spaces and enhancing public activity

Reimagine:

- Place making encourages citizens to think creatively about the potential recreation of everyday spaces
- Parking lots can become public markets, waterfronts developed, parks built or improved

Design:

- Focus on building cities for people
- Emphasize cultural importance of lively neighborhoods and public spaces
- Avoid cities created only for cars and/or strip malls

Keys to a Great Place:

- Places should be safe, clean and easily accessible
- The best activities are social and community oriented, they often emphasize a unique aspect of the place and usually generate community pride (public concerts, art shows, etc.)
- Easy to interact with friends and neighbors, always building on a sense of attachment to community

Benefits:

- The creation of spaces where diverse groups of people meet
- Improved economic and community development
- Shared community vision or goal
- Great volunteer opportunities, especially to improve youth engagement

Natural Resource Protection Fact Sheet

Every day natural resources are put at risk as demands for food, land, energy and water grow.

Natural resource protection:

- Reduce total waste footprint
- Prevent soil and groundwater contamination
- Slow deforestation, plant additional trees and bushes
- Protect endangered and at risk species
- Use renewable energy sources
- Educate landowners about sustainable use

Benefits to natural resources protection:

- Lower risk of environmental disasters and natural hazards like floods and/or climate change
- Provide locations for outdoor recreation
- Support the local economy; property values are affected by the ecosystem and may influence local finances, some local economies rely on ecotourism
- Guarantee a future for sustainable agriculture, fishing and forestry

——Additionally——

Strive for Low Impact Development:

Low impact development (LID) is a site design approach, which seeks to integrate functional design with pollution prevention measures to compensate for land development impacts on hydrology and water quality.

Key benefits of LID techniques:

- Reduces impervious cover
- Manages stormwater onsite
- Minimizes downstream flooding
- Maintains predevelopment runoff concentrations through innovative best management practices

Establish riparian setback regulations:

Riparian setback regulations declare an established distance from water resources where building and other activities that may disrupt the ecosystem cannot occur without special permission from the local community.

Purpose of setbacks regulation:

- Reduces streambank erosion and flooding
- Filters and settles pollutants
- Protects aquatic habitats

Aging in Place Fact Sheet

As a person ages, the ability to live in the place and home of their choice for as long as they are able.

Properly aging in place means that an elderly person can have the things and assistance they need to maintain their quality of life.

The Facts:

- The majority of seniors (persons over age 65) live in their own home
- More than 14% of the American population is above the age of 65
- By 2030 approximately 7.5 million Americans will be 65+
- At least 80% of seniors are living with one or more chronic health conditions; 50% have two or more
- 41% of adults age 65+ have limitations that inhibit personal care or detract from quality of life
- 55% of federal rental assistance recipients are elderly or disabled
- Only 33% of communities ask for input from older people when making planning decisions or policies

A positive aging in place community:

- Sufficient medical facilities, including but not limited to, inpatient and outpatient care, emergency care, in-home care companies, assisted living options
- Clubs for social activities or volunteering
- Places to learn, community colleges, libraries, community organizations or other places to expand the mind
- Faith-based institutions
- Shopping close to home
- Transportation for those who no longer drive
- Services that help with home care like maintenance, law care, cleaning, cooking or meal delivery etc.

The Benefits:

- Easier aging process
- Safer seniors
- Longer independence for the elderly
- Minimized social isolation
- Increased community involvement of the elderly
- Proper care for those in need

Healthy Communities Fact Sheet

Features:

- Adequate housing
- Quality health care
- Sufficient public transportation
- Alternative transportation options (sidewalks and/or bike lanes)
- Safe places to play and exercise
- Access to nutritious food
- Clean air and water
- Strong community
- Fair access to resources

Facts:

- Chronic diseases account for 7 of 10 leading causes of death in the United States
 - Some diseases include: heart disease, stroke, diabetes, cancer, obesity
- Risk for chronic disease increases with:
 - Tobacco use or exposure
 - Lack of physical activity
 - Poor nutrition
- The percentage of children walking or biking to schools has declined from 50% in 1969 to 13% today
- 6 in 10 people do not live within 1/2 mile of a park

How to create healthy communities:

- Promote and pass policies that incentivize or make it easier to live a healthy lifestyle
- Create programs that connect people in need with services for health care, transportation, housing, etc.
- Ensure educational opportunities for all ages, helping citizens support themselves and their families
- Preserve natural land and cultural resources
- Perform a walkability audit

Draft Vision ...and thematic approach

Conneaut envisions a prosperous and vibrant community that takes full advantage of our:

- **Natural resources** (namely –Lake Erie, the river and streams); and,
- **Small town attributes and charm** (namely – size, historical context, location).

Prosperous and vibrant means:

- Our commercial **tax base is increasing**;
- Our properties are being **well maintained**;
- Public facilities are being **maintained and improved**;
- **Residential Investment is occurring** – both renovation and new construction; and
- Public and private **supporting services are available** to meet our essential and discretionary needs.

To achieve this vision, **two over-arching themes are equally important to concurrently pursue:**

- Stimulating **direct economic investment** to increase public revenue;
- Fostering **high standards of maintenance and for new development** – for residential and non-residential development alike – since...

...to assure that the **quality and amount of direct investment is sustained** it is essential to also – and equally - sustain the **quality of the existing environment** in which the investments are being made.

We are unlikely, to achieve one without the other. To achieve the direct investment may require some public financial assistance. This represents the constant “tension” (dilemma) many communities face which is the “requirement” to “spend some money” to make money to, then, have the money to provide the essential improvements and services the community needs and expects.

Direct Economic Development

... some observations

The Options

Types	Means
-----	-----
Tourism	Retention
Recreation – Private	Expansion
Industrial	Renovation
Office	New construction
Retail – Downtown/“Suburban”	

What’s Needed...to be “Shovel Ready”

- At a minimum:
 - A Market
 - Land Ownership
 - Environmental Clearance
 - Utilities
- And, better still, a “Contemporary” Location

The Trends and Possibilities

- **Offices** - Little demand for large offices; any potential likely in small scattered buildings within existing commercially zoned property.
- **Industrial** – large land areas zoned; actually, may be **little land available** for new development
 - Large open areas consumed by use (e.g. sand and gravel) with small buildings and relatively few employees.
 - Significant “vacant areas” in corporate ownership – adjacent user, railroads - may not be available and/or have environment constraints.
 - Current sites may not meet contemporary requirements for major highway access (i.e. I-90 at Route#7).
 - More than half (60%) of contemporary industrial operations do not require rail service. Additionally, some businesses using rail do not require services at the site.

- Many competing sites available – or potentially available along I-90 corridor.
 - Nevertheless, should additional land be considered near I-90?
- **Tourism** – Most likely has significant potential along the Lake, which the City has discussed over time
 - Hotel feasibility study currently being undertaken
 - Requires:
 - Supporting facilities
 - Attractive access routes (streetscapes)
 - Well maintained surroundings (buildings and properties)
 - Way-finding (Signs)
- **Retail** –The three most plausible opportunities include: the Route 7 corridor, downtown, and the Lakefront (limited amount oriented to recreation and tourism).
 - **Route 7** - Discussions underway with ODOT to relax limited access restrictions.
 - Site development standards (zoning) should be reviewed to assure that any new development has “sufficiently high quality” to attract, and not discourage, others from investing as well.
 - This Plan should include an access management strategy to balance the need for increased access with the objective of maintaining traffic flow and safety.
 - **Downtown** – Retain the traditional “downtown” form – buildings at the street, extending the width of the lot (mostly), with parking behind the buildings.
 - Need to attract retail and service uses that will thrive in this environment.
 - Recognize that the parking standards need to be adjusted since the downtown “historic context” does not require the same parking ratios as typical more “suburban” retail (i.e. along Route #7). Applying the “suburban” standards would serve to adversely alter the character and, thus, the marketability of downtown.
 - Apply all four “prongs” of the national “Main Street Program”: design/development, economic vitality, organization and marketing.

Brainstorming Worksheet

How Do We Get There?...an initial discussion

- Our First Cut **Direct Economic Strategies** and Priorities are:

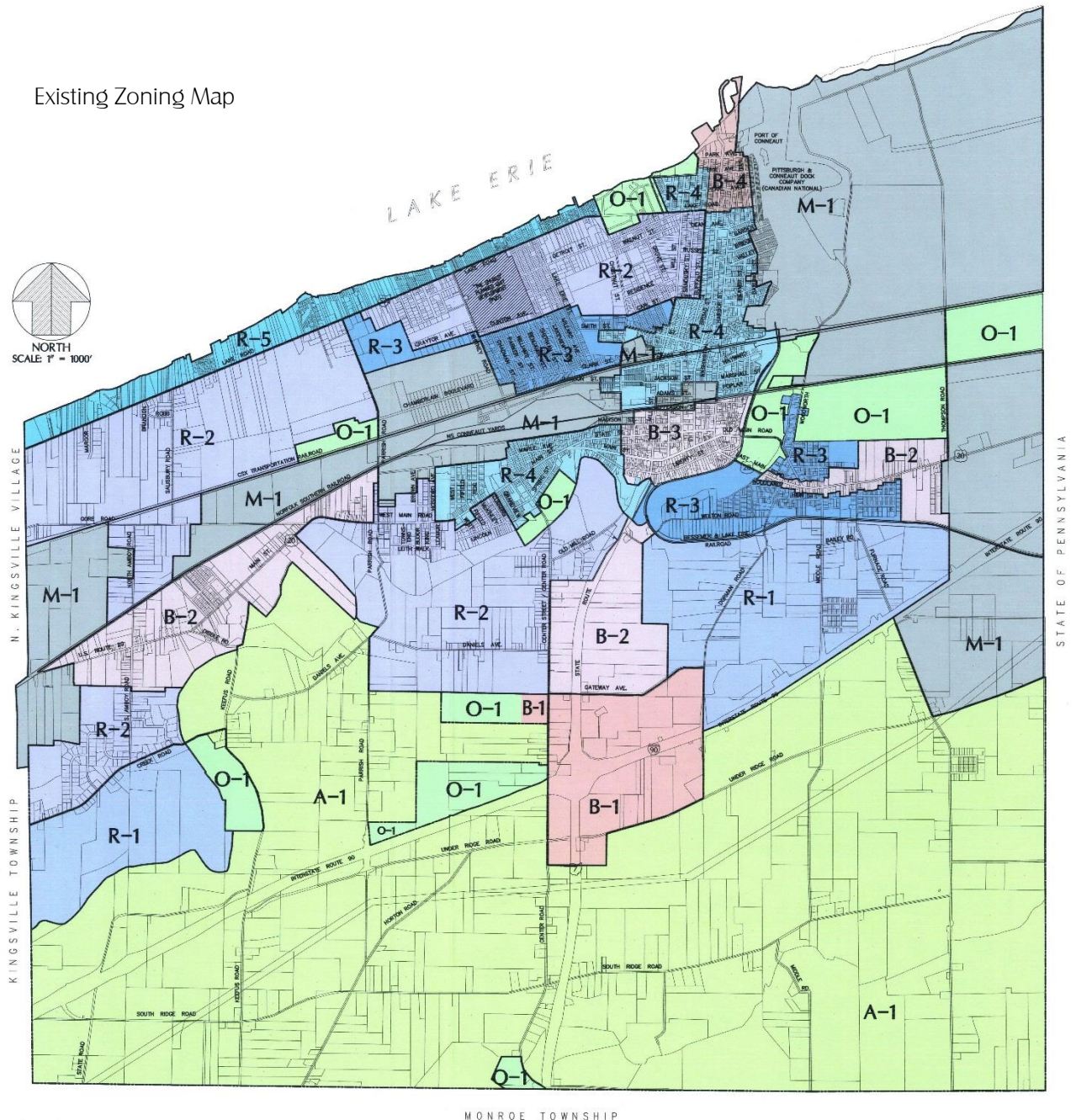
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- Our First Cut **“Quality of Life” Improvement Strategies** and Priorities are:

- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

Appendices - Background Tables and Maps

Existing Zoning Map



SUMMARY OF EXISTING ZONING DISTRICTS, USES AND STANDARDS

Existing Zoning Districts

A-1	Agricultural District
R-1	Suburban Residential District
R-2	Urban Residential District
R-3	Urban Residential District
R-4	Urban Residential District
R-5	Coastal Residential District
B-1	Highway Service Business District
B-2	Highway and Community Business District
B-3	General Business District
B-4	Coastal Business District
M-1	Industrial District
O-1	Open Space District
F-1	Flood Plain District*
	Planned Unit Development District*

*Not Mapped

Residential, Ag and Open Space Districts

Permitted Uses							
	O-1	A-1	R-1	R-2	R-3	R-4	R-5
	Open Space	Agricultural	Suburban	Urban	Urban	Urban	Coastal
Outdoor/Open Space							
Agriculture		P	P				
Cemeteries		P					
Forest, wildlife reservations	P						
Golf Courses		C	C	C	C	C	
Parks, recreation	P						
Private Campground	C						
Resource/Mineral Extraction	C	C	C	C	C	C	C
Marinas	P						
Residential							
Single-Family		P	P	P	P	P	P
Single-family for Owners/Operators	P						
Two-Family					P	P	
Multi-Family					C	P	
Institutional/Cultural							
Churches/Places of Worship		P	P	P	P	P	
Day care centers			C	C	C	C	
Hospitals				C	C	C	
Rest Homes/Nursing Homes					C	C	
Public Uses		P	P	P	P	P	P
Schools		C	P	P	P	P	
Other							
Solid waste facilities		C					

Residential Lot Requirements											
	O-1	A-1	R-1	R-2	R-3			R-4			R-5
	Single-Fam	Agricultural	Suburban	Urban	Urban			Urban			Coastal
					Single-Fam	Two-Fam	Multi-Fam	Single-Fam	Two-Fam	Multi-Fam	
Lot size	24,000	43,560									
PU water-no san sewer			24,000	15,000							7,500
PU water & san sewer (per unit)			12,600	12,600	7,500	6,000	2,500	5,000	4,500	2,500	5,000
Lot frontage	120	150									
PU water-no san sewer			120	100							75
PU water & san sewer			90	90	75	120	120	50	90	120	50
Yard Requirements											
Front Yard	50	50									
PU water-no san sewer			50	40							30
PU water & PU san sewer			40	40	30	30	25	25	25	25	25
Side yard	20	30									
PU water-no san sewer			20	15	10 (25 total both)	10 (25 total both)	15	10	10	15	10 (25 total both)
PU water & PU san sewer			15	15							10
Rear yard	50	50	50	30	40	40	30	30	30	30	30
Max height	35	35	35	35	35	35		35	35		35

PU = Public

Business and Industrial Districts

Permitted Uses					
	B-1 Highway Service (I-90 Exit Ramp)	B-2 Highway/ Community Business	B-3 General Business (Downtown)	B-4 Coastal Business	M-1 Industrial
Outdoor/Open Space					
Commercial Recreation		P			
Parks, recreation				C	
Resource/Mineral Extraction		C	C		C
Marinas				P	
Residential					
Single-Family, Two-Family and Multi-Family		p*	p*	p*	
Institutional/Cultural					
Churches/Places of Worship		p*	p*	p*	
Public Uses	P	P	P	P	P
Schools		p*	p*	p*	
Fraternal lodges/Private clubs		C	P	P	
Offices 1137.07(g)	C				P
Retail, Service					
Sales, service, and business enterprises	P	P	P	P	
Shopping centers	P	C			
Motels / Hotels	P		P	P	
Restaurants		P	P	P	
Funeral Homes		P	P	P	
Animal hospitals		C			
Bait and Fish Cleaning Shops				P	
Auto/Transportation Related					
Passenger-transport terminal	P				
Automotive service stations	P	C	P	P	
Automotive repair	P		P	P	
Auto, RV, Farm Eq. Sales		C			
Indoor Boat Storage, Sales and Repair				P	
Outdoor Boat Parking Temporary & Year-Round				C	
Industrial - Storage/Distribution					
Industrial/Manufacturing, Warehousing & Wholesale	C				P
Automotive Wrecking, Salvage, Junk Yards					C
Building Materials sales/storage yards		C			P
Mini Warehouse & Storage				C	
Solid waste facilities					C
Other					
R-4 Principal Uses (noted*)		P	P	P	

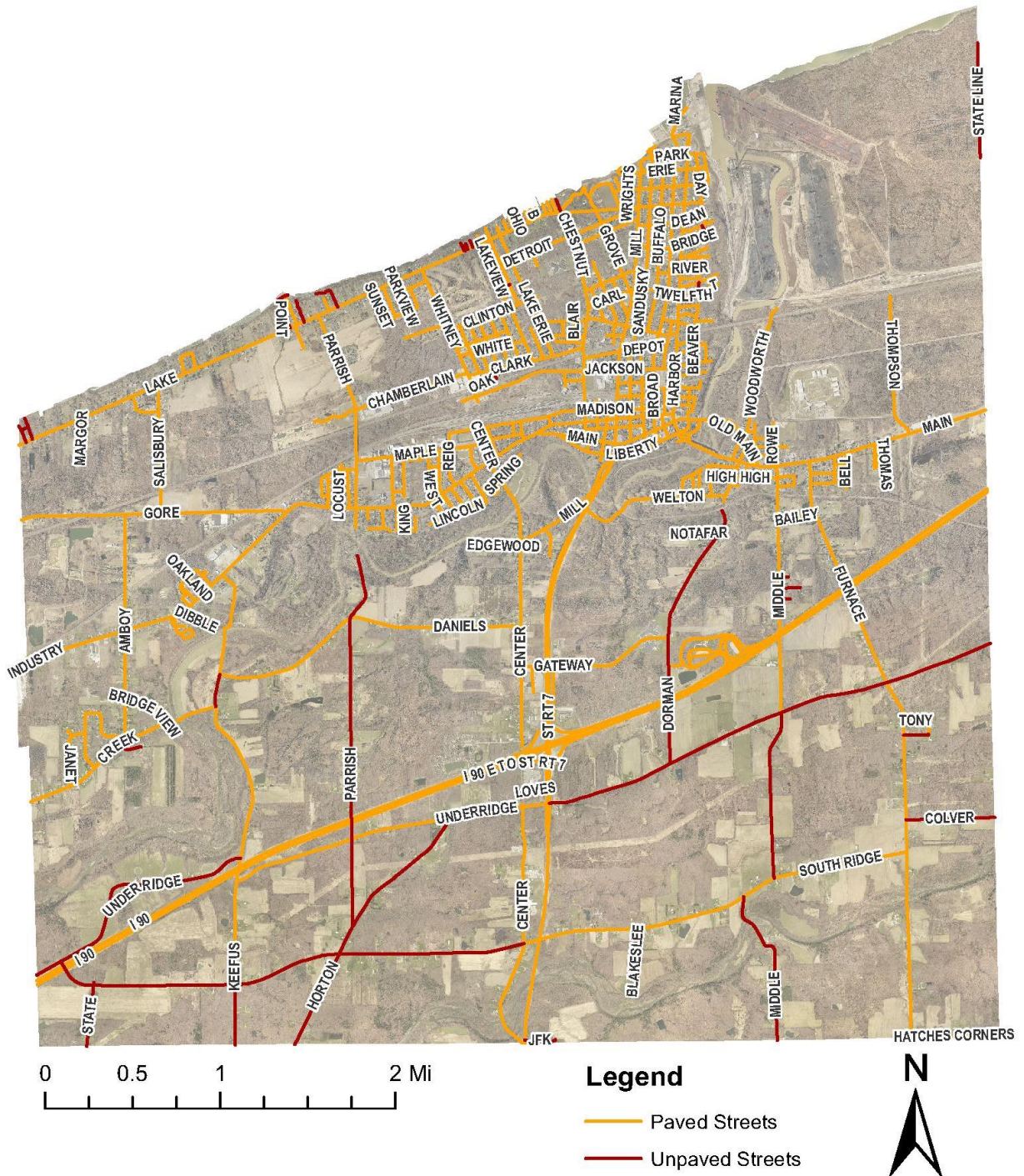
	B-1			B-2	B-3	B-4	M-1
	Highway Service			Highway and Community Business*	General Business*	Coastal Business*	Industrial
	Typical Retail/Services	Shopping centers / Motels	Industrial, Warehouses, Wholesale				
Lot Size	43,560	87,120	43,560	10,000	None	None	None
Min Frontage	90	90	120	80	None	None	None
Max Bldg Cov (as % of Lot)	None	None	None	None	None	None	50%
Minimum Yards							
Front	50	50	75	30	None	None	50
Front yd when adj to R district							75
Side	20	20	20	30	None	None	20
Side yd when adj to R district**	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	40
Rear	30	30	30	30	None	None	50
Rear yd when adj to R district**	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	20 ft w/ scrng 40 ft w/out scrng	100
Min Floor Area			5,000				
Max Height	45	45	50	45	None	None	None
Parking Setback							
Front***	5	5	5	None	None	None	None
Side and Rear***	5	5	5	None	None	None	None

*Generally All Uses (w/exceptions)

**Sect 1133.01(l) side and rear yard requirements

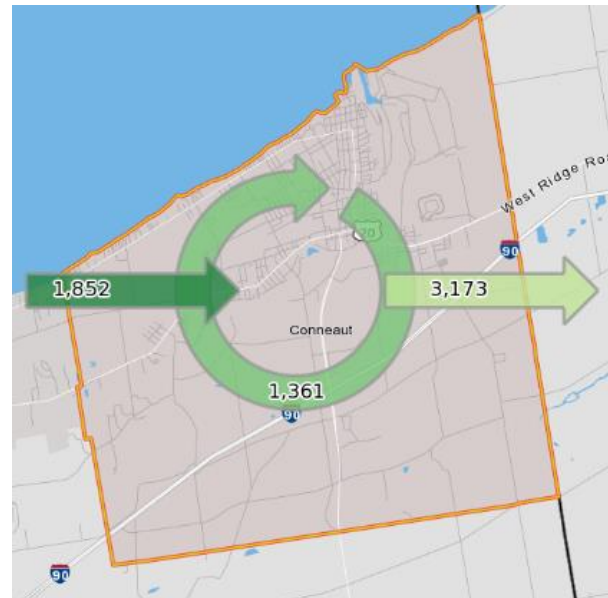
***Must be landscaped.

Conneaut City Paved and Unpaved Streets





Inflow/Out Flow Worker Report

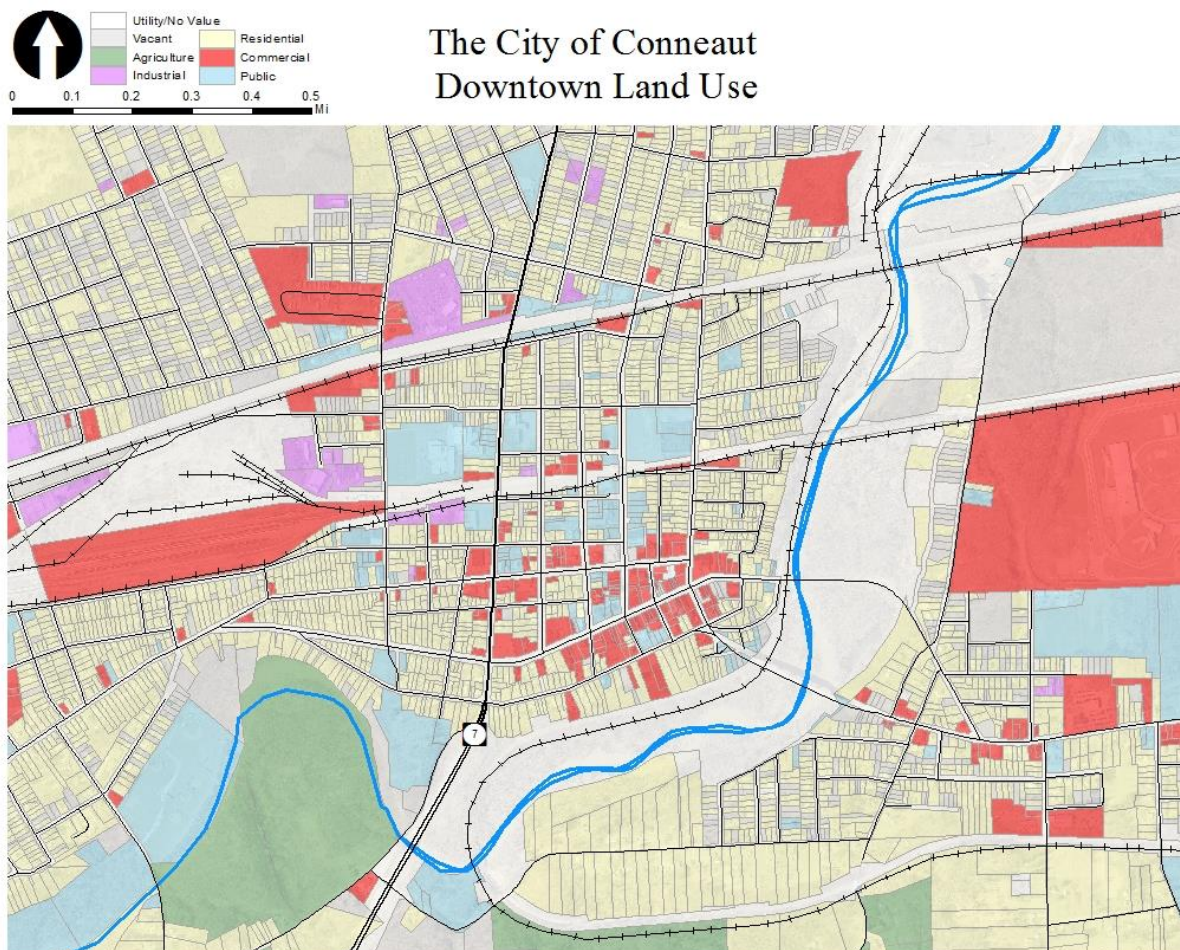
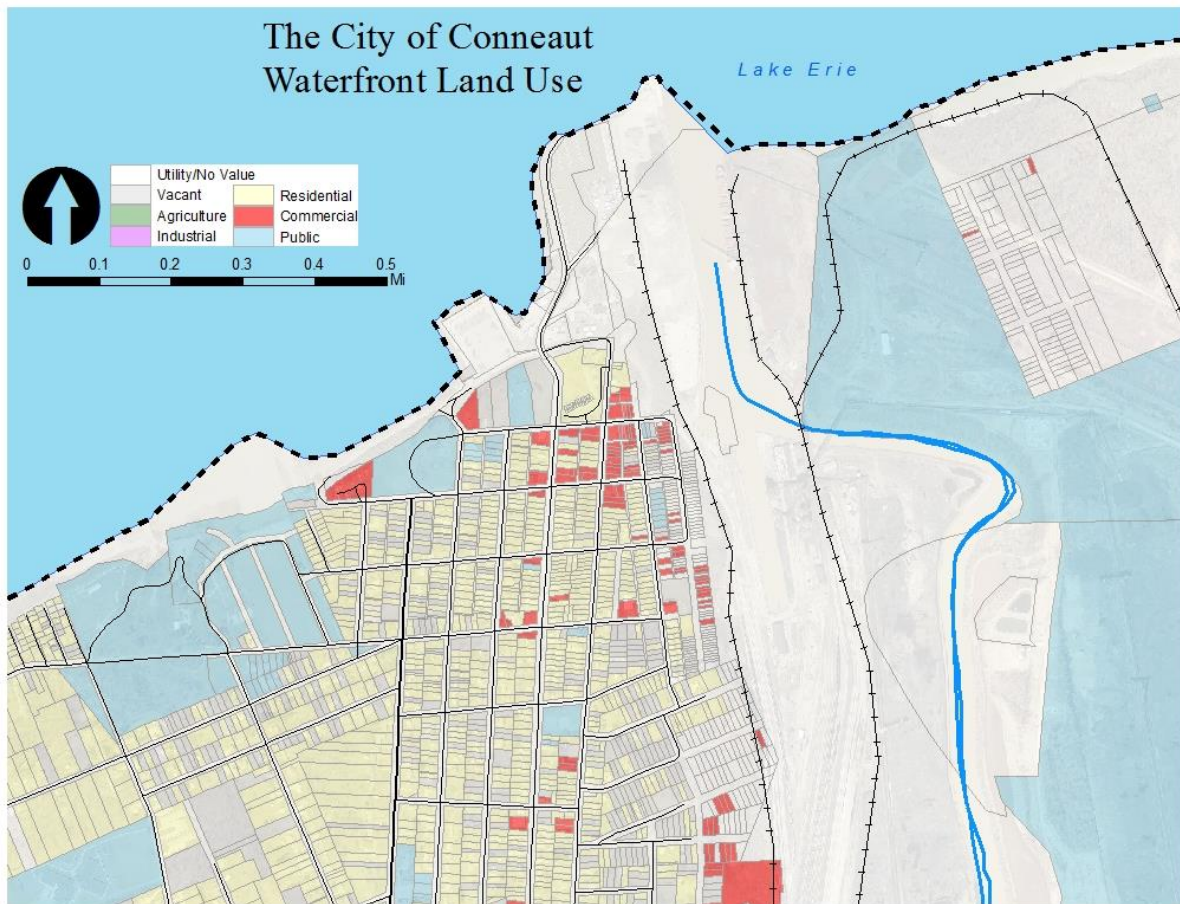


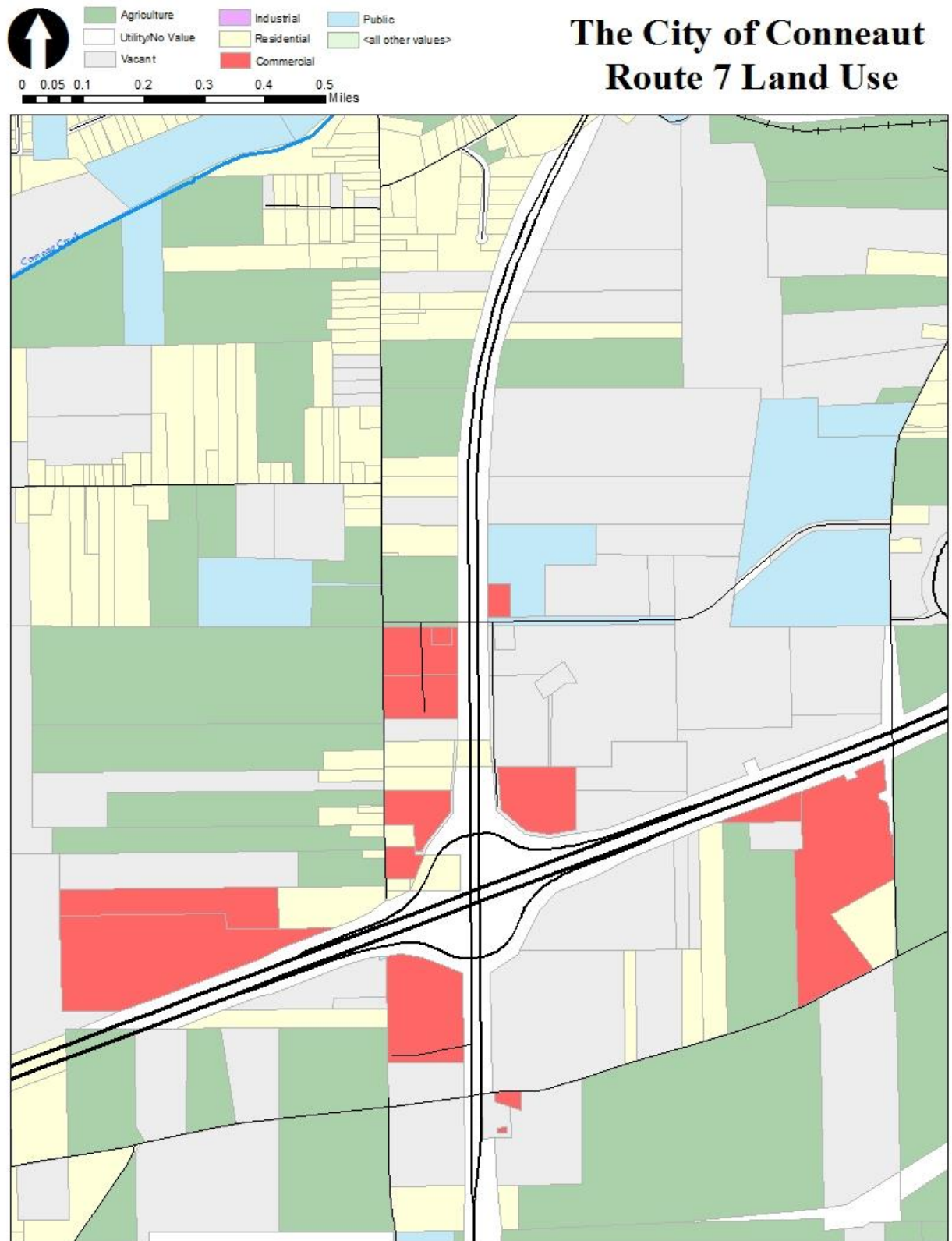
Home Destination Report- Where Workers Live Who are Employed in the Selection Area

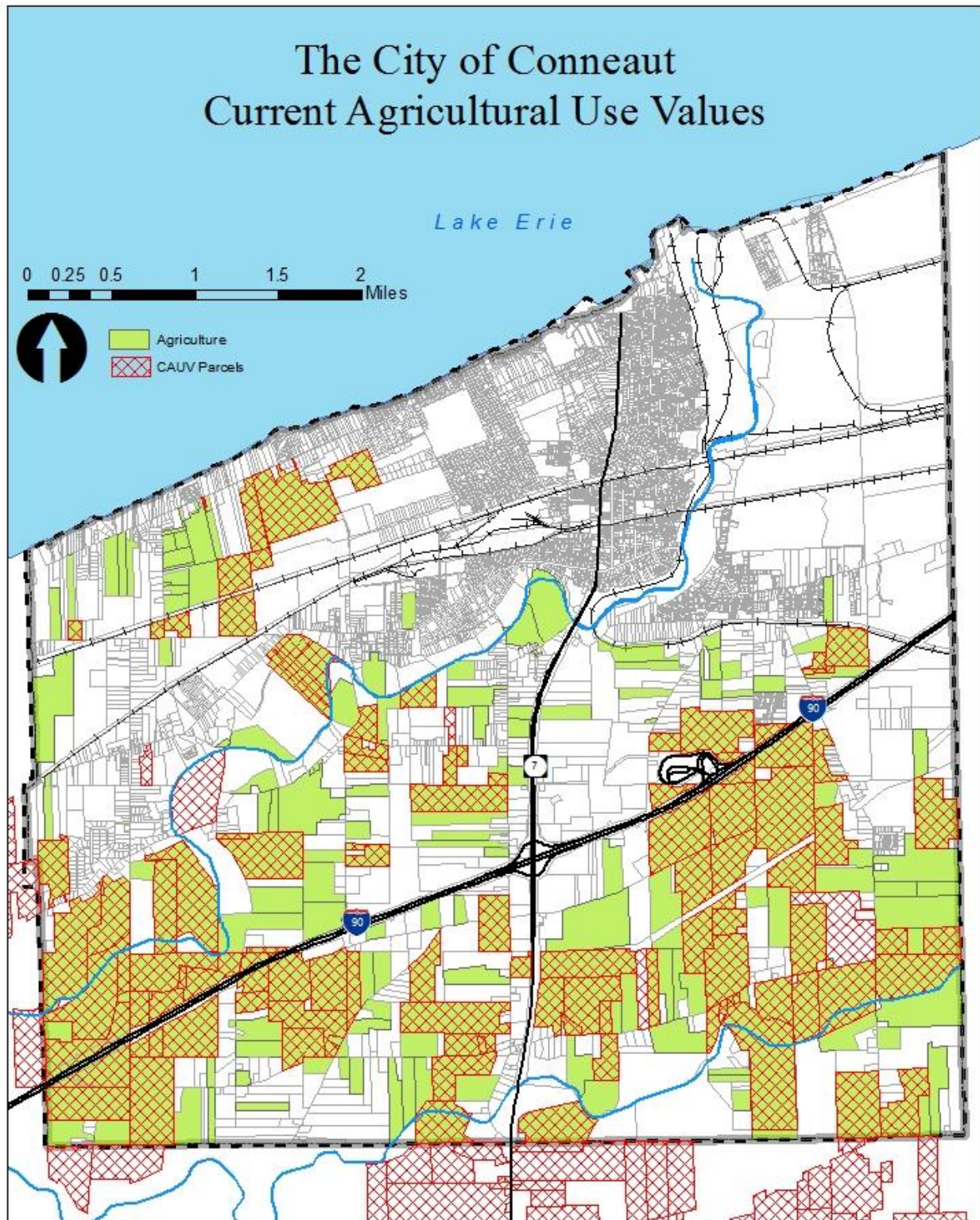
Total All Jobs					
	2014		2004		
	Count	Share	Count	Share	
Total All Jobs	3,213	100.0%	3,813	100.0%	
Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live					
	2014		2004		
	Count	Share	Count	Share	
Conneaut city, OH	1,361	42.4%	1,836	48.2%	
Ashtabula city, OH	212	6.6%	282	7.4%	
North Kingsville village, OH	133	4.1%	165	4.3%	
Edgewood CDP, OH	90	2.8%	70	1.8%	
Jefferson village, OH	28	0.9%	22	0.6%	
Geneva city, OH	21	0.7%	25	0.7%	
Mentor city, OH	19	0.6%	20	0.5%	
Akron city, OH	13	0.4%	7	0.2%	
Youngstown city, OH	13	0.4%	7	0.2%	
Warren city, OH	11	0.3%	3	0.1%	
All Other Locations	1,312	40.8%	1,376	36.1%	

Inflow/Outflow Report				
Selection Area Labor Market Size (All Jobs)				
	2014		2004	
	Count	Share	Count	Share
Employed in the Selection Area	3,213	100.0%	3,813	100.0%
Living in the Selection Area	4,534	141.1%	5,246	137.6%
Net Job Inflow (+) or Outflow (-)	-1,321	-	-1,433	-
In-Area Labor Force Efficiency (All Jobs)				
	2014		2004	
	Count	Share	Count	Share
Living in the Selection Area	4,534	100.0%	5,246	100.0%
Living and Employed in the Selection Area	1,361	30.0%	1,836	35.0%
Living in the Selection Area but Employed Outside	3,173	70.0%	3,410	65.0%
In-Area Employment Efficiency (All Jobs)				
	2014		2004	
	Count	Share	Count	Share
Employed in the Selection Area	3,213	100.0%	3,813	100.0%
Employed and Living in the Selection Area	1,361	42.4%	1,836	48.2%
Employed in the Selection Area but Living Outside	1,852	57.6%	1,977	51.8%
Outflow Job Characteristics (All Jobs)				
	2014		2004	
	Count	Share	Count	Share
External Jobs Filled by Residents	3,173	100.0%	3,410	100.0%
Workers Aged 29 or younger	734	23.1%	878	25.7%
Workers Aged 30 to 54	1,722	54.3%	1,997	58.6%
Workers Aged 55 or older	717	22.6%	535	15.7%
Workers Earning \$1,250 per month or less	840	26.5%	1,043	30.6%
Workers Earning \$1,251 to \$3,333 per month	1,263	39.8%	1,555	45.6%
Workers Earning More than \$3,333 per month	1,070	33.7%	812	23.8%
Workers in the "Goods Producing" Industry Class	874	27.5%	1,029	30.2%
Workers in the "Trade, Transportation, and Utilities" Industry Class	605	19.1%	679	19.9%
Workers in the "All Other Services" Industry Class	1,694	53.4%	1,702	49.9%
Inflow Job Characteristics (All Jobs)				
	2014		2004	
	Count	Share	Count	Share
Internal Jobs Filled by Outside Workers	1,852	100.0%	1,977	100.0%
Workers Aged 29 or younger	374	20.2%	494	25.0%
Workers Aged 30 to 54	1,010	54.5%	1,158	58.6%
Workers Aged 55 or older	468	25.3%	325	16.4%
Workers Earning \$1,250 per month or less	478	25.8%	716	36.2%
Workers Earning \$1,251 to \$3,333 per month	823	44.4%	890	45.0%
Workers Earning More than \$3,333 per month	551	29.8%	371	18.8%
Workers in the "Goods Producing" Industry Class	566	30.6%	677	34.2%
Workers in the "Trade, Transportation, and Utilities" Industry Class	177	9.6%	229	11.6%
Workers in the "All Other Services" Industry Class	1,109	59.9%	1,071	54.2%
Interior Flow Job Characteristics (All Jobs)				
	2014		2004	
	Count	Share	Count	Share
Internal Jobs Filled by Residents	1,361	100.0%	1,836	100.0%
Workers Aged 29 or younger	281	20.6%	413	22.5%
Workers Aged 30 to 54	740	54.4%	1,119	60.9%
Workers Aged 55 or older	340	25.0%	304	16.6%
Workers Earning \$1,250 per month or less	426	31.3%	702	38.2%
Workers Earning \$1,251 to \$3,333 per month	682	50.1%	944	51.4%
Workers Earning More than \$3,333 per month	253	18.6%	190	10.3%
Workers in the "Goods Producing" Industry Class	442	32.5%	592	32.2%
Workers in the "Trade, Transportation, and Utilities" Industry Class	140	10.3%	229	12.5%
Workers in the "All Other Services" Industry Class	779	57.2%	1,015	55.3%

Work Area Profile Report				
Total All Jobs				
	2014		2004	
	Count	Share	Count	Share
Total All Jobs	3,213	100.0%	3,813	100.0%
Jobs by Worker Age				
	2014		2004	
	Count	Share	Count	Share
Age 29 or younger	655	20.4%	907	23.8%
Age 30 to 54	1,750	54.5%	2,277	59.7%
Age 55 or older	808	25.1%	629	16.5%
Jobs by Earnings				
	2014		2004	
	Count	Share	Count	Share
\$1,250 per month or less	904	28.1%	1,418	37.2%
\$1,251 to \$3,333 per month	1,505	46.8%	1,834	48.1%
More than \$3,333 per month	804	25.0%	561	14.7%
Jobs by NAICS Industry Sector				
	2014		2004	
	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	0	0.0%	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	9	0.2%
Utilities	25	0.8%	33	0.9%
Construction	66	2.1%	71	1.9%
Manufacturing	942	29.3%	1,189	31.2%
Wholesale Trade	16	0.5%	19	0.5%
Retail Trade	273	8.5%	390	10.2%
Transportation and Warehousing	3	0.1%	16	0.4%
Information	65	2.0%	84	2.2%
Finance and Insurance	87	2.7%	73	1.9%
Real Estate and Rental and Leasing	18	0.6%	23	0.6%
Professional, Scientific, and Technical Services	52	1.6%	41	1.1%
Management of Companies and Enterprises	33	1.0%	173	4.5%
Administration & Support, Waste Management and Remediation	357	11.1%	249	6.5%
Educational Services	229	7.1%	330	8.7%
Health Care and Social Assistance	548	17.1%	620	16.3%
Arts, Entertainment, and Recreation	24	0.7%	31	0.8%
Accommodation and Food Services	292	9.1%	250	6.6%
Other Services (excluding Public Administration)	93	2.9%	82	2.2%
Public Administration	90	2.8%	130	3.4%
Jobs by Worker Race				
	2014		2004	
	Count	Share	Count	Share
White Alone	3,087	96.1%	-	-
Black or African American Alone	80	2.5%	-	-
American Indian or Alaska Native Alone	4	0.1%	-	-
Asian Alone	15	0.5%	-	-
Native Hawaiian or Other Pacific Islander Alone	2	0.1%	-	-
Two or More Race Groups	25	0.8%	-	-
Jobs by Worker Ethnicity				
	2014		2004	
	Count	Share	Count	Share
Not Hispanic or Latino	3,163	98.4%	-	-
Hispanic or Latino	50	1.6%	-	-
Jobs by Worker Educational Attainment				
	2014		2004	
	Count	Share	Count	Share
Less than high school	277	8.6%	-	-
High school or equivalent, no college	878	27.3%	-	-
Some college or Associate degree	887	27.6%	-	-
Bachelor's degree or advanced degree	516	16.1%	-	-
Educational attainment not available (workers aged 29 or younger)	655	20.4%	-	-







Preliminary DRAFT
Vacant Land by Zoning Classification

Legend

-  Railroad Ownership
-  Industrial Zone
-  Commercial Zone
-  Open Space/ Agriculture Zoning
-  Residential Zoning
-  Vacant Land

